

The meeting will begin shortly



Snacks, water, and coffee are on the counter by the glass doors.



Trash cans are in the brown doors by the counters.



Restrooms are past the elevators to the right.



Please sign in and grab an agenda if you didn't when you came in.

A light blue map of the Houston-Galveston Area Council region, showing county boundaries. The map is centered in the background of the slide.

Adaptive Communities

H-GAC Livable Centers 2026 3-part series

Collaborate to Innovate

Roundtable #2

July 23, 2026

Agenda

- Introductions
- Adaptive Reuse Success Stories
- **Roundtable Activity**
- Design Presentations
- Adjourn



Upcoming Livable Centers Events:

Annual Land Use and Transportation Workshop

Expert Takes on What's at Stake

- September 17, 2026 - 9:30am – Noon

Introductions

- Name
- Organization/Industry
- Why you decided to attend

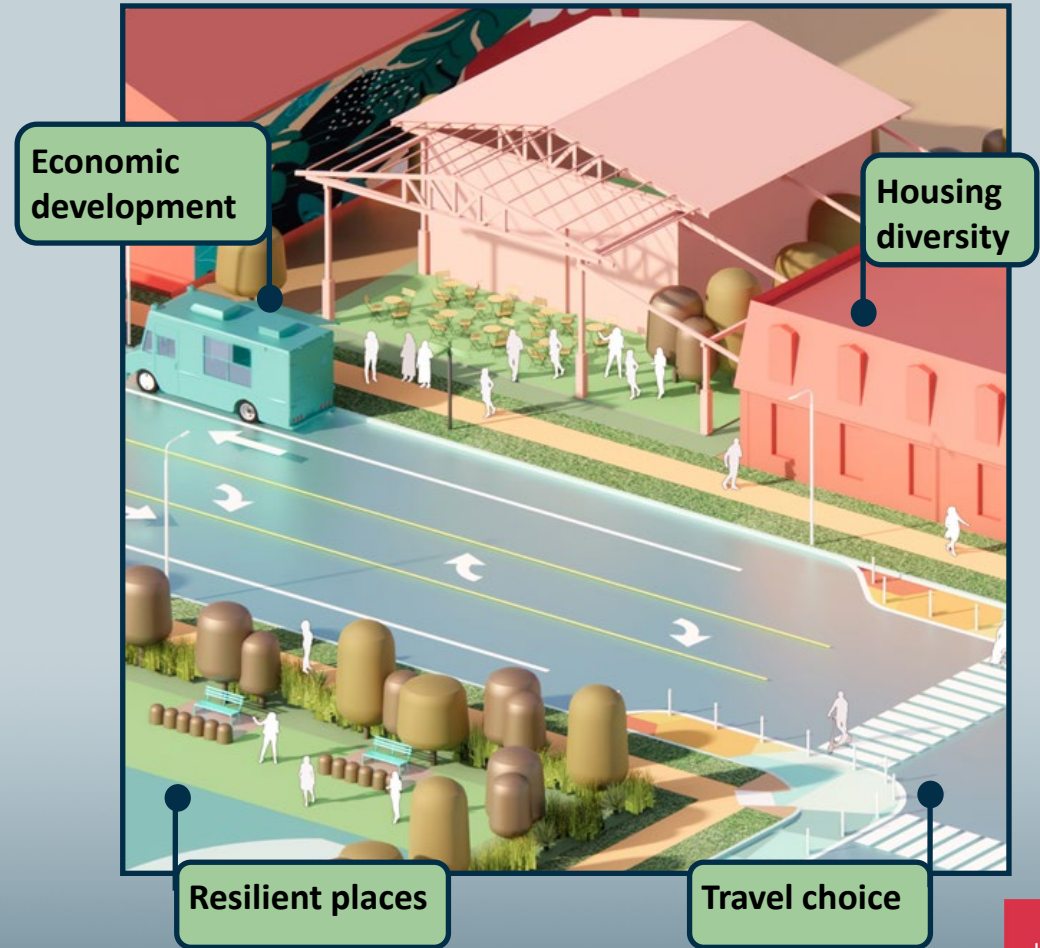
About the Livable Centers program



- We work with local communities to reimagine auto-focused infrastructure, policies, and programs.
- We host events like these to create opportunities for education and collaboration across a variety of professions.

Livable Centers Study Goals

- Create multi-modal travel choices.
- Create resilient quality places.
- Promote safe and accessible infrastructure.
- Promote economic development and housing diversity.



What is Adaptive Reuse?

Also known as recycling and conversions, adaptive reuse is the process of **repurposing an existing structure for a new use** different from its original purpose, often preserving its historic or architectural features while enhancing sustainability and functionality.

- Encyclopedia of the City, R. W. Caves

- Why it matters
 - Culture change
 - Population shifts
 - Post-pandemic live/work patterns

Roundtable #1 Recap

- Tension between **Market Value** and **Community Value**
- “**Sell**” the **value** to interested developers
 - Community Assets = Higher Value
- Adaptive reuse is tailored, **not one size fits all**
- Progress can happen **incrementally**

Adaptive Reuse Success Stories

For each example:

- The Community Want
- The Developer Reality
- The “Win-Win” Catalyst
- The Result



The Policy Hack

The Plant (Second Ward, Houston, TX.)



[The Houston Chronicle](#)

- **The Community Want:** Preserve industrial character, provide space for “mom-and-pop” businesses.
- **The Developer Reality:** Renovating 13 old buildings is more expensive than a new apartment block.
- **The “Win-Win” Catalyst:** Houston’s Walkable Places Ordinance.
- **The Result:** The money saved on parking (roughly \$20k-\$40k per space) was reinvested into the public realm.

The Strategic Anchor

POST Houston (Downtown Houston, TX.)



[Tripadvisor](#)

h-gac.com

- **The Community Want:** Downtown Houston lacked a “3rd space”.
- **The Developer Reality:** A 500,000-square-foot windowless post office is an architectural nightmare
- **The “Win-Win” Catalyst:** Creative Repurposing & High-Value Anchors. 5 acre “Skylawn”
- **The Result:** The “public” park on the roof acts as a magnet for the entire region. This foot traffic makes the food hall highly profitable for the developer.

Serving Today • Planning for Tomorrow

The Low-Cost Infill

Ironworks (East End, Houston, TX.)



[Facebook](#)

- **The Community Want:** Keep its "maker" identity and provide affordable space for local small businesses.
- **The Developer Reality:** Traditional new construction is too expensive to offer the "cheap" rents that local startups need.
- **The "Win-Win" Catalyst:** Creative Repurposing. Preserve the original 1930s industrial shell.
- **The Result:** By keeping construction costs lower than "ground-up" building, the developer could offer lower rents while still maintaining a healthy profit margin.

The Vertical Village

Crosstown Concourse (Memphis, TN.)



Memphis Travel

- **The Community Want:** The neighborhood needed more than just luxury lofts.
- **The Developer Reality:** A 1.5M-square-foot Sears warehouse is nearly impossible to finance on a hunch.
- **The “Win-Win” Catalyst:** "Founding Partner" model and New Market Tax Credits (NMTC). The long-term tenants gave the bank the security it needed to fund the project.
- **The Result:** The building houses St. Jude's Children's Research Hospital, a high school, a YMCA, a grocery store, and market-rate apartments.

The Blank Slate

Iron District (Kansas City ,MO.)



[Facebook](#)

- **The Community Want:** A “3rd Space” in North Kansas City and an incubator for local businesses.
- **The Developer Reality:** Vacant property in an industrial area that lacked vibrancy after 5pm.
- **The “Win-Win” Catalyst:** Repurposing retired shipping containers made the cost of development relatively low.
- **The Result:** A family-friendly outdoor destination with short-term leases that allows vendors to test their business model before committing to purchasing a brick and mortar or food truck.

The Planning Stage

Mount Airy Tanks (Cincinnati, OH.)



Mount Airy Tanks

1. Full Restoration
2. Partial Restoration
3. Demo and Pay Homage

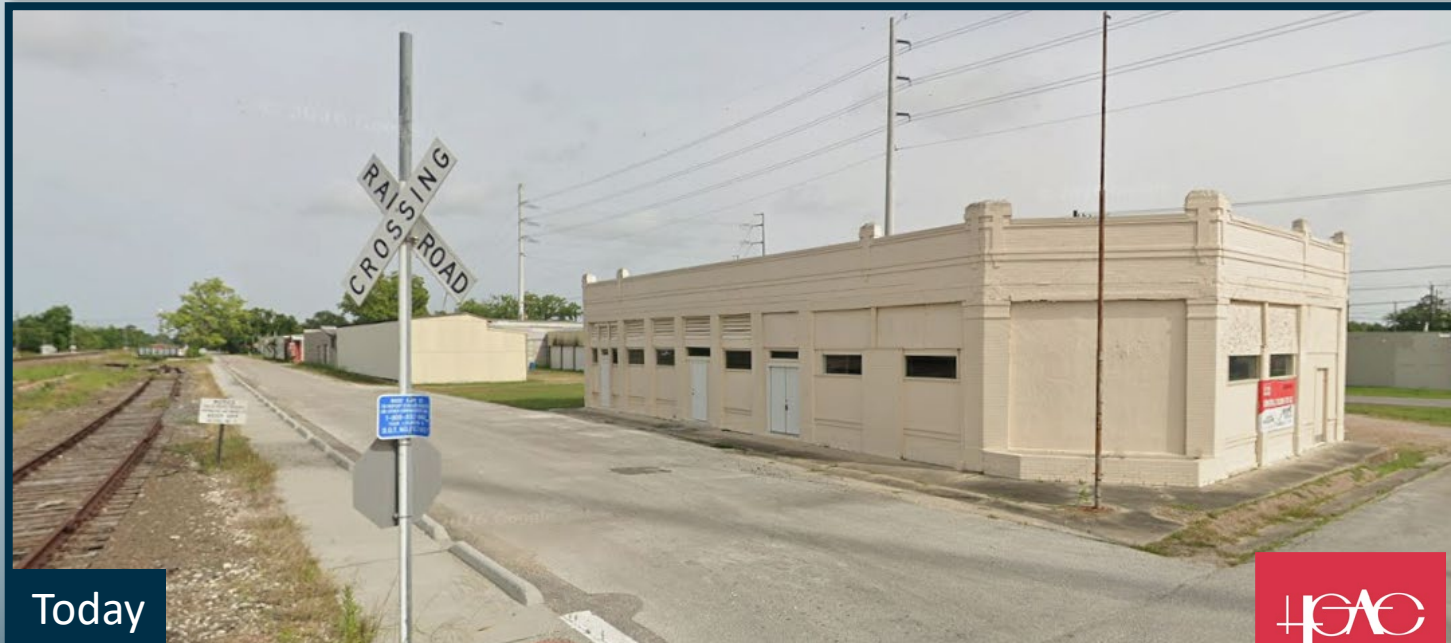
- **Engage:** Know your audience, ask the right questions, and give the community options.
- **Implement:** Define roles and set deadlines.
- **Start small and show progress.**
- **The Result:** A gathering space that the community took an active role in shaping.

Activity Intro

- Put the topics we've discussed into practice.
- Craft a new vision for the property.
- Goals:
 - ROI of 15% or better
 - Address the needs and desires of your community
- Your available budget may not allow for a full redevelopment.
- Present your development proposal to the larger group.

Hitchcock Train Station

Hitchcock, TX.



The Port Theater

La Porte, TX.



1941



Today

Greenspoint Mall

Houston, TX.



2015



Today

Downtown Hotel Houston, TX.



Today



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Adaptive Reuse Activity and Design Presentations

Hitchcock Train Station



This team paid homage to Hitchcock's history as a major rail stop between Galveston and Houston. The team proposed repurposing a railcar into a café, using part of the old station as a grocery store to provide residents with much needed access to fresh produce, and used the remainder of their budget to invest in landscaping and furniture to create a much needed third space for the community.



Adaptive Reuse Activity and Design Presentations

The Port Theater



This team used case studies from venues like Houston's Axelrad and Dickinson's Penny's Beer Garden to reimagine the outdoor space with shade, seating, and a play area to create a family friendly destination. Their design stayed true to the history of the venue, and they proposed the building remain a performance venue with the addition of a restaurant and a small market.

Adaptive Reuse Activity and Design Presentations

Greenspoint Mall



This team used the needs of the surrounding community as the driving force behind their design. Noting the predominantly low income and low educational attainment in the area, the team chose to develop affordable housing, office space for things like workforce development services, a grocery store, and a YMCA with childcare. A playground and public art were also included to increase community appeal.

Adaptive Reuse Activity and Design Presentations

Downtown Hotel



Knowing that budget was a limiting factor, this team opted to calculate their target ROI and work backwards. With the allotted budget, this team determined they could only address half of the building. The lower half of the building would become luxury apartments, near the top would be a vertical garden and observatory, the conference rooms would become indoor retail, and the unused floors would be used to illuminate the south Downtown skyline. Since the building comes with a parking garage, the surface parking would be converted into an outdoor market and mobile health clinic.